

**MUNICIPAL LICENSING & STANDARDS
PROPERTY STANDARDS COMMITTEE**

STAFF REPORT

DATE: Tuesday, March 16, 2021 OFFICER: Bylaw Enforcement Officer
Timothy Jackson

LOCATION: 32 St Dennis Drive Unit 309, North York, ON, M3C 1G5

OWNER: Damis Properties Inc / C/O Briarlane Property Management Inc

BACKGROUND:

The complainant [REDACTED] of 32 St Dennis Drive unit #309 reported the following complaints regarding [REDACTED] unit 309:

1. Counter top needs repair and water leaking underneath
2. Missing mail/mailbox unsecure
3. Flooring and Tile needs repair

COMMENTS:

On December 28, 2020 the complaint was filed and I received it on December 30, 2020. I attempted to call the complainant but got no answer. I then emailed the complainant requesting pictures of the reported deficiencies. The following day December 31, 2020 I spoke to the complainant and requested pictures showing deficiencies 1 and 3. Note: 2. The missing mail is not a bylaw issue. On January 7, 2021 I received the photos from the complainant showing the following:

1. The countertop around the front of the sink had bubbled up and some water damage underneath sink.
3. Several parquet tiles were damaged/broken.

I attempted to notify Briarlane Property Management at 905-944-9406. Several calls were made between January 9, 2021 and January 15, 2021 however no response was received.

On January 27, 2021 a Property Standards Order to Comply was issued to the owner of the property.

On February 11, 2021 at 10:01am I received a call from D&D Associates Paralegal Professional Corporation. I spoke to a paralegal named David as well as the Property Manager Mariana Talvan (conference call). They advised me that there has been a lot of issues with this particular tenant and they have previously attended the Landlord Tenant Board Tribunal on multiple occasions regarding [REDACTED].

On February 24, 2021 at 02:00pm I attended the property to meet with the Property Manager Mariana as well as superintendent Benjamin. Also present was a plumbing contractor and Becky Marolahakis from Deca Contracting LTD/Colorize Décor Painting company. Due to

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Covid 19 protocols I remained in the hallway as the others entered the unit. After their inspection Mariana advised that the flooring would be repaired next Monday and they would make arrangements to repair the countertop. We then left the building and spoke outside. At this time Mariana and Becky advised me that the kitchen countertop and kitchen cabinets were replaced on January 14, 2020, just 1 year ago. Mariana then gave me a copy of last year's invoice for the kitchen repair and Notice of Entry that was that was given to the complainant. I also received a letter from Becky Marolahakis of Deca Contracting LTD/Colorize Décor Painting company that stated they attended the unit on February 19, 2021 and found the damage showed negligence and misuse.

I advised Mariana that the repairs are still required and she stated they would be completed.

RECOMMENDATION:

Confirm Order as written.



Item 1: Plumbing system is no free from leaks cracks on bottom of countertop



MLS Investigations

32 St Dennis Drive Unit #309

Thursday December 31, 2020

Photograph # 1


Bylaw Enforcement
Officer T. Jackson #6043



Item 2: Countertop bubbling up due to water damage



Item 2: Countertop bubbling up



MLS Investigations

32 St Dennis Drive Unit #309

Thursday December 31, 2020

Photograph # 3


Bylaw Enforcement
Officer T. Jackson #6043



Item 3 – Broken and Missing Parquet Flooring

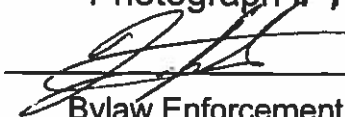


32 St Dennis Drive Unit #309

Friday January 1, 2021

MLS Investigations

Photograph # ~~4~~


Bylaw Enforcement
Officer T. Jackson #6043



Item 1: Plumbing system is no free from leaks cracks on bottom of countertop



MLS Investigations

32 St Dennis Drive Unit #309

Thursday December 31, 2020

Photograph # 1

Bylaw Enforcement
Officer T.Jackson #6043



Item 2: Countertop bubbling up due to water damage



MLS Investigations

32 St Dennis Drive Unit #309

Thursday December 31, 2020

Photograph # 2

Bylaw Enforcement
Officer T.Jackson #6043



Item 2: Countertop bubbling up



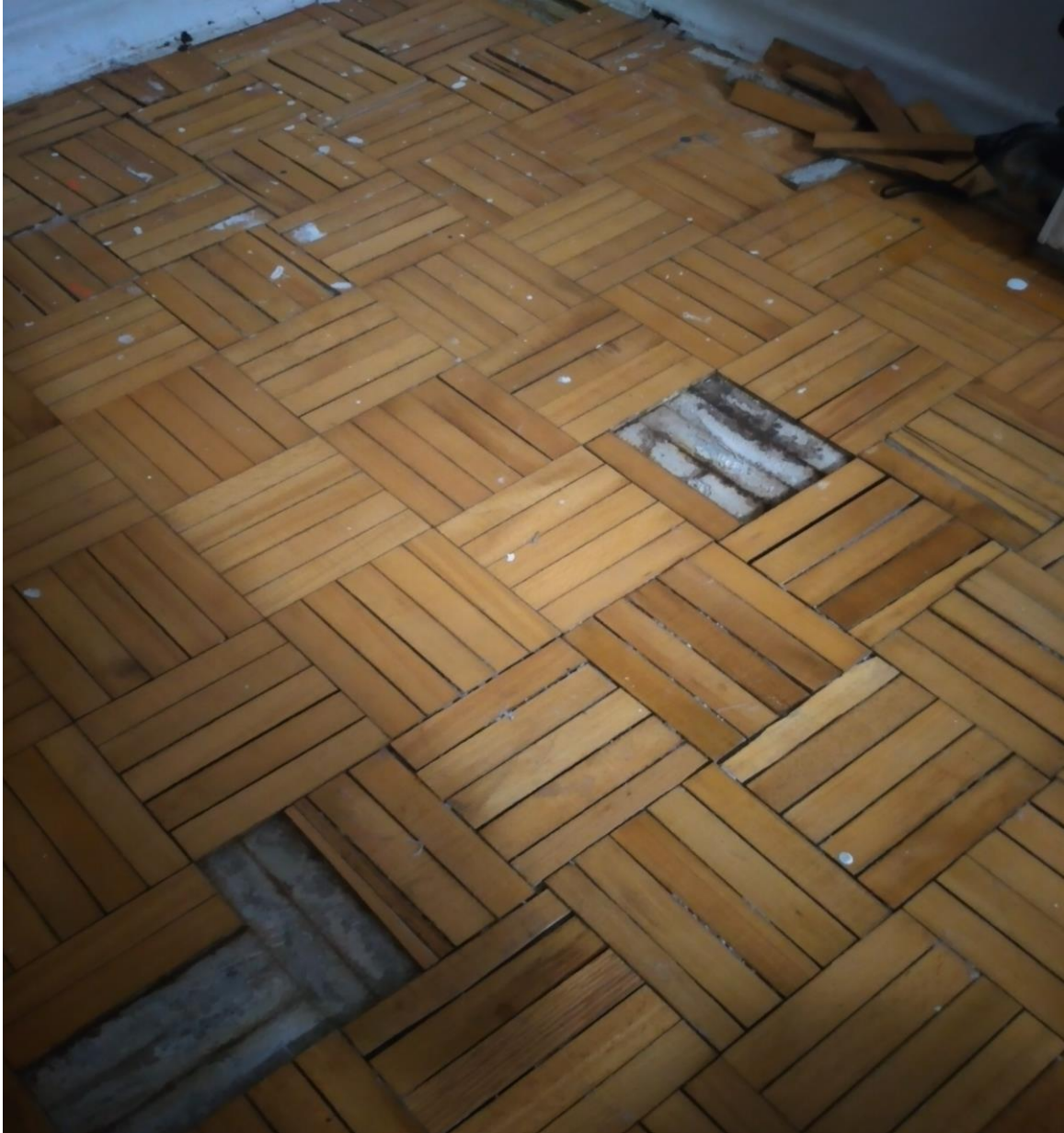
MLS Investigations

32 St Dennis Drive Unit #309

Thursday December 31, 2020

Photograph # 3

Bylaw Enforcement
Officer T.Jackson #6043



Item 3 – Broken and Missing Parquet Flooring



MLS Investigations

32 St Dennis Drive Unit #309

Friday January 1, 2021

Photograph # 1

Bylaw Enforcement
Officer T.Jackson #6043